

Email Sent to Applicant

From: escertification@energystar.gov
Sent: 2017-03-29T10:52:20.000-04:00
To: amy.bush@brookfield.com,
CC: david.venturoso@wspgroup.com,
Subject: ENERGY STAR Application for 75 State Street (ID: 1101596)

Dear Don Kilduff:

Thank you for applying for the ENERGY STAR for 75 State Street (ID: 1101596). We have reviewed your application and determined that a revised application is required.

Your application has inconsistent gross floor area updates in individual spaces, which is affecting the time-weighted total gross floor area for the building. This gross floor area value is used to calculate the ENERGY STAR score, so it is important that the update histories for individual spaces' gross floor areas are accurate and internally consistent. For example, if one space decreases by 5,000 square feet as of June 1st, another space (or combination of spaces) must increase by 5,000 square feet as of the same date. This ensures that the use total gross floor area of the building remains constant throughout the year.

The following spaces in your application show inconsistent gross floor area changes (refer to the tables on the corresponding pages of your submitted PDF):

- "Financial Office: (b) (4)" decreases in area by a total of 16,448 sq. ft.
- "Office: (b) (4)" increases by a total of 6,056 sq.ft.
- "Office: (b) (4)" increases by a total of 20,232 sq.ft.
- "Office: (b) (4)" decreases by a total of 9,839 sq.ft.

These inconsistent changes result in a fluctuating gross floor area over the 12-month period included on the application, leaving 1 sq. ft. unaccounted for. **A revised application will be required to correct this issue, but before we reset the application and provide instructions for resubmission, please provide responses to the questions below:**

1. Your "Financial Office: (b) (4)" property use shows changes to Workers on the Main Shift and Number of Computers values as of 12/30/2015 and then again as of 3/31/2016 (see pages 3-4 of your submitted application). These changes seem unusual, however: The number of workers decreases (from (b) (4) to (b) (4)) and then increases again (to (b) (4)), but the number of computers decreases (from (b) (4) to (b) (4) and then again to (b) (4)). We would typically expect these numbers to increase or decrease together. Are the values listed on the application correct for the indicated time frames? If so, please provide an explanation for why the worker count increased while the computer count decreased as of 3/31/2016.

2. The submitted application is not complete. Each box in the ENERGY STAR Application for Certification must be checked as "Yes" (or confirmed via the notes field) to ensure that all data has been verified as accurate and up to date. The verification check for the field Gross Floor Area on page 14 was left blank.

Can you please confirm via reply to this email that 7,234 is the correct square footage of this property use? An application resubmission is not required at this time.

3. The electric meters on pages 22 and 24-25 of your application show zero consumption for the entire application period. What loads are captured by these meters? Please provide an explanation for the unusual consumption, and let us know whether all of these entries are accurate as billed.

Please respond to this email by April 28 if you would like this property to be considered for the ENERGY STAR.

Thank you and we look forward to your response,

ENERGY STAR Certification Review Team

Response from applicant 3/30/17

1. There was a typo in the application for the floor area of "Office: (b) (4)". – This should have been entered as 6,055 SQ FT, not 6,056.

$$16,448+9,837=26,287$$

$$6,055+20,232=26,287$$

2. It has been confirmed that the change in occupancy is due to tenants moving in and out of the space over the reporting time. The change in computer counts is due to the new tenants having different numbers of computers.

3. It has been confirmed with the building owner that 7,234 is the correct square footage of the space use. The box was unintentionally left not checked off. This will be corrected in the revised application.

4. It has been confirmed with the building owner that as of 3/25/2015, The (b) (4) and (b) (4) electric meters have no longer been used which is the cause for the zero consumption. These meters will be removed from the application when revised.